



**DG**  
Property  
Consultants  
Estd. 2000



## **Linden Road, Dunstable, Bedfordshire LU5 4NZ**

DG Property Consultants are offering this spacious 3 bedroom semi detached property, located in popular residential area of Dunstable. Close to local amenities and road links for travel.

Accommodation comprises: Entrance hall, two reception rooms lounge and family room, kitchen/diner, ground floor bathroom. 1st floor landing, upstairs cloakroom, 3 bedrooms. Outside. Front garden and drive with parking for 4 vehicles, good size rear garden.

The property is in need of general modernisation, but benefits from gas central heating and some double glazing and also has potential to extend (STPP), ideal for someone with general building skills.

Offered with no upper chain.

Call Team DG to arrange your viewing.

- Good Size 3 Bedroom Semi Detached
- Ground Floor Bathroom
- Potential to Extend (STPP)
- 2 Reception Room Lounge & Family Room
- 3 Good Size Bedrooms
- No Upper Chain.
- Kitchen/Diner
- Upstairs Cloakroom

**Asking Price £350,000**

## **Linden Road, Dunstable, Bedfordshire LU5 4NZ**

### **Ground Floor Accommodation**

#### **Entrance Hall**

Double glazed entrance door, double glazed window to front, double radiator, fitted carpet, telephone point, power point(s), doors to all ground floor rooms.

#### **Lounge**

**13'6" x 11'2" (4.11m x 3.40m)**

UPVC double glazed window to front, double radiator, vinyl flooring, TV point(s), double power point(s), gas fire with feature stone surround.

#### **Kitchen/Diner**

**8'8" x 11'2" (2.64m x 3.40m)**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for a automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob, double glazed window to rear, double radiator, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water.

#### **View of Kitchen/Diner**

#### **Family Room**

**11'0" x 14'6" (3.35m x 4.42m)**

Double glazed patio doors to garden, double glazed door to garden, two double radiators, fitted carpet, double power point(s), door to porch room.

#### **Porch Room**

Access from family room leading through to the front of the property, glazed door to front.

#### **Family Bathroom**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, window to side, radiator, fitted carpet, wood panelling on walls, textured ceiling.

### **First Floor Accommodation**

#### **Landing**

Window to front, single radiator, fitted carpet, doors to to all first floor rooms.

#### **Bedroom 1**

**10'6" x 11'2" (3.20m x 3.40m)**

UPVC double glazed window to front, built-in double wardrobe(s), double radiator, wooden laminate flooring, power point(s).

#### **Bedroom 2**

**12'6" x 8'10" (3.81m x 2.70m)**

Window to rear, double radiator, wooden laminate flooring, power point(s).

#### **Bedroom 3**

**9'7" x 8'4" (2.91m x 2.53m)**

Window to rear, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s).

#### **Cloakroom**

Two piece suite comprising, wash hand basin and low-level, tiled splashbacks, wooden laminate flooring.

### **Outside of the property**



**Front Garden & Drive**

Mature shrubs to front, laid to lawn, front drive allowing off road parking for 4 vehicles

**Rear Garden**

Enclosed by timber fencing, laid to lawn, patio area.

**View of Rear Garden****Garage Store Room**

9' x 7.'6" (2.74m x 2.13m.'1.83m)

Garage store room with up and over door.

**Council Tax Band**

Council Tax Band : C

Charge Per Year : £1804.95

**MISDESCRIPTIONS ACT - Sales**

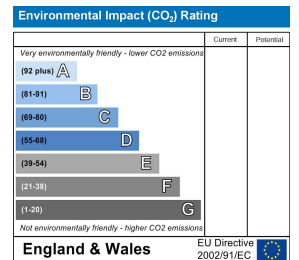
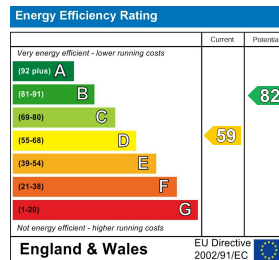
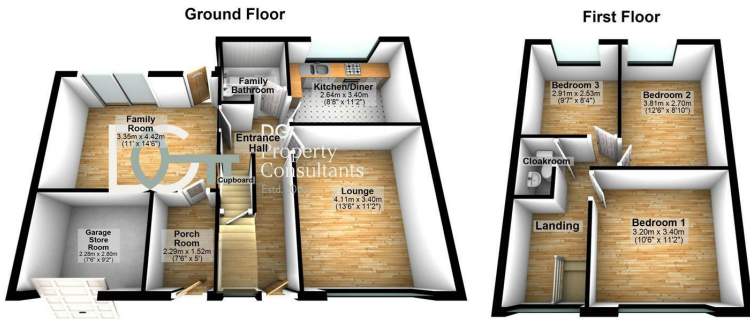
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.





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